



6034 N 38TH Place, Paradise Valley

PREPARED FOR

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OCTOBER 29, 2012



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6034 N 38TH Place, Paradise Valley

\$800,000

LISTING INFORMATION

Courtesy of Keller Williams Arizona Realty

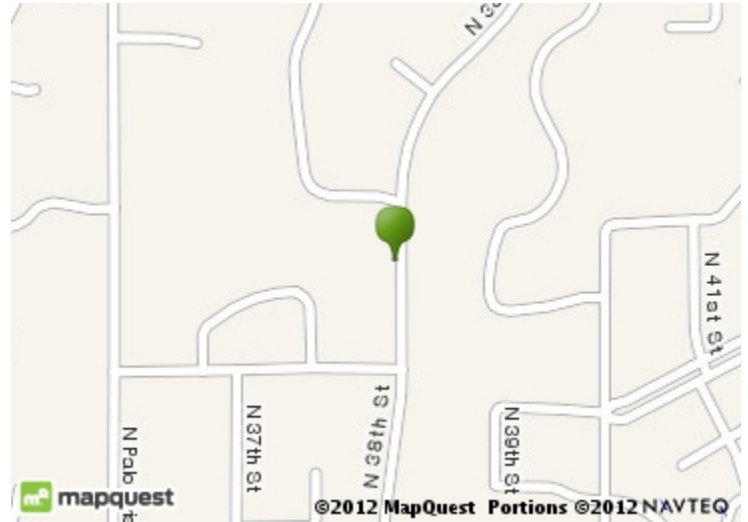
MLS#: 4839396	Beds: 4	Sq Ft: 2,898	List Date: Oct 24, 2012
Status: Active	Baths: 3.00	Year Built: 1958	DOM: 5

FEATURES

Garage: County Assessor; **Exterior Features:** Balcony/Deck(s),Pvt Tennis Court(s),Covered Patio(s); **Special Conditions:** N/A; **Taxes:** 6000.00; **Spa:** None; **Flooring:** Carpet,Tile,Stone; **Carport Spaces:** 2.00; **Cross Street:** Lincoln Drive and Palo Cristi 38th; **Subdivision:** Palo Verde Foothills; **Heating:** Electric Heat; **Cooling:** Refrigeration; **Slab Parking Spaces:** 0.00; **Pool:** Pool - Private; **Garage Spaces:** 0.00; **Roof:** All Tile; **Map Code:** N35; **Lotsize:** 1 - 1.9 Acres;

REMARKS

This wonderful, historical home was built in 1958 and has been very well taken care of. Situated in Paradise Valley with amazing views of Camelback mountain and McCune/Hormel Mansion. The home is located on a large 50,375 sqft lot and surrounded by Multi-Million Dollar homes. Perfect for a remodel or make plans for your new Dream home in Paradise Valley.

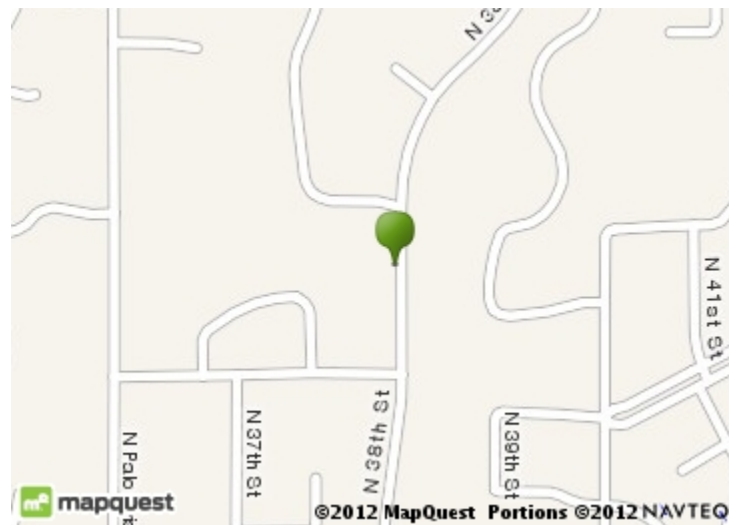



Information is deemed reliable but not guaranteed.

Source: ARMLS

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 **Walk Score:** 18 out of 100 - Car-Dependent

Who Lives Here?

Power Singles - High-income urban singles. Highly educated professionals, many with advanced degrees. They draw a handsome salary and have reasonable living expenses while living a hip, upscale life in an urban center.

Golden Years - Seniors over 65 who live in the city. Most own their own home and have a low to moderate income. Most have a high school education or lower, while some have a college education.

Suburban Elite - Suburban super-rich couples with children. Middle-aged married couples with a luxurious lifestyle in the suburbs. More than 15% have a family income of \$200,000 or more. The majority have a college or graduate school degree, and most own their homes.

High \$\$ DINKs - Urban high-income couples with no children. Middle-age Dual Income No Kids couples living in the city and making very comfortable combined household incomes. Most own their own homes and are highly educated professionals, many with advanced degrees.

Lap of Luxury - Wealthy suburban couples without children. More than 15% of these highly educated couples have a household income above \$200,000. The majority own their homes, and most work in management or professional careers.

See more [Paradise Valley](#) real estate information at Zillow.com.

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School	Type	Phone	Distance
Desert View Learning Center	Private/K-4	(602) 840-8950	0.57 mi
Camelback Christian School	Private, Early Childhood Program/Day Care Center/PK,K	(602) 957-0219	0.57 mi
Phoenix Country Day School	Private/PK,K-12	(602) 955-8200	0.74 mi
Squaw Peak Elementary School	Public/K-8	(602) 381-6000	1.60 mi
Covenant Child Care Center	Private, Early Childhood Program/Day Care Center/PK,K	(602) 955-5728	1.60 mi
Villa Montessori - Phoenix Campus	Charter/K-8	(602) 955-2210	2.15 mi
Christ Lutheran School	Private/PK,K-8	(602) 957-7010	2.20 mi
Camelback High School	Public/9-12	(602) 764-1500	2.27 mi
Arcadia High School	Public/9-12	(480) 484-6100	2.60 mi
Great Hearts Academies - Veritas Prep School	Charter/6-12	(602) 263-1128	2.63 mi
Evit - Arcadia High School	Voc/Tech/9-12	(480) 461-4000	2.64 mi
St Thomas The Apostle School	Private/K-8	(602) 954-9088	2.70 mi
Madison Heights Elementary School	Public/PK, K-5	(602) 664-7800	2.72 mi
Monte Vista Elementary School	Public/K-7	(602) 381-6000	2.74 mi
Holy Trinity Academy	Private/K-2		2.76 mi
Tavan Elementary School	Public/PK, K-5	(480) 484-6100	2.80 mi
Hopi Elementary School	Public/K-5	(480) 484-6100	2.89 mi
Compass Center	Public/4-8	(602) 381-4660	2.94 mi
Career Success School -- Sage Campus	Charter/K-8	(602) 296-5552	3.02 mi
Larry C Kennedy School	Public/K-8	(602) 381-6000	3.04 mi
Homebound High School	Sp-Ed/9-12	(602) 764-1736	3.06 mi
Madison Camelview Elementary School	Public/PK, K-3	(602) 664-7900	3.10 mi
Ombudsman - Charter East	Charter/9-12	(800) 833-9235	3.15 mi
Ombudsman - Charter East	Charter/9-12	(800) 833-9235	3.16 mi

Ombudsman - Charter East II	Charter/9-12	(847) 247-6613	3.16 mi
Ombudsman - Charter East II	Charter/9-12	(847) 247-6613	3.17 mi
St Paul's Preparatory Academy	Private/9-12	(602) 956-9090	3.18 mi
Tesseract School	Private/PK,K-10	(480) 991-1770	3.32 mi
Madison Traditional Academy	Public/K-8	(602) 745-4001	3.38 mi
Madison #1 Elementary School	Public/5-8	(602) 664-7900	3.39 mi
Starshine Academy	Charter/K-12	(602) 957-9557	3.41 mi
Phoenix School of Academic Excellence	Charter/7-12	(602) 553-1988	3.41 mi

See more information on [Paradise Valley schools](#) from Education.com.
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Data provided by  education.com

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Name	Type	Distance	Rating
Vincent's On Camelback	French	1.1 mi	★★★★☆ 68 reviews
NOCA	American (New)	1.4 mi	★★★★☆ 260 reviews
Elements	American (New)	2.3 mi	★★★★☆ 158 reviews
T Cook's Restaurant & Lounge	American (New), Lounges, Mediterranean	2.9 mi	★★★★☆ 127 reviews
Fuego Bistro	Latin American	3.8 mi	★★★★☆ 249 reviews
Sekong By Night	Cambodian	3.8 mi	★★★★☆ 111 reviews
ShinBay	Japanese, Seafood	4.4 mi	★★★★☆ 28 reviews
Café Monarch	American (New)	4.5 mi	★★★★☆ 168 reviews
FnB	Gastropubs, American (New)	4.5 mi	★★★★☆ 194 reviews
Petite Maison	French	4.6 mi	★★★★☆ 218 reviews
Eden's Grill Inn	Greek, Mediterranean	6.1 mi	★★★★☆ 71 reviews
Hiro Sushi	Japanese, Sushi Bars	7.2 mi	★★★★☆ 175 reviews



RECENT NEARBY SALES

VALUATION

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Address	Beds	Baths	SqFt	Year Built	Sold Price	Sold Date
6111 N Palo Cristi Rd	6	4.0	4,429	1963	\$1,075,000	08/13/2012
6174 N Paradise View Dr	4	6.5	6,269	1992	\$1,975,000	08/15/2012
3409 E Claremont St		3.75	3,099	1978	\$760,000	04/05/2012
3423 E Rovey Ave		5.0	4,655	1980	\$1,285,000	04/27/2012
3424 E Rovey Ave	6	4.5	3,446	1978	\$900,000	07/24/2012
6100 N Homestead Ln	4	9.0	7,610	1982	\$2,800,000	07/27/2012
6000 N Palo Cristi Rd	5	4.5	6,791	1971	\$2,750,000	05/15/2012
6048 N Palo Cristi Rd	5	4.5	4,573	1963	\$1,070,000	03/29/2012
6269 N 31st Pl	3	2.0	2,444	1986	\$647,500	10/05/2012
6647 N Praying Monk Rd	4	2.75	3,510	1963	\$833,000	08/31/2012
6825 N Hillside Dr	3	2.75	2,903	1961	\$950,000	05/04/2012
7228 N Red Ledge Dr	3	3.0	3,084	1965	\$800,000	04/17/2012
4201 E Lakeside Ln	4	3.0	6,219	2006	\$1,900,000	05/31/2012
4737 E Sierra Vista Dr	4	3.0	3,359	1974	\$735,000	05/31/2012
4202 E Desert Crest Dr	3	3.5	4,306	1985	\$1,020,000	06/22/2012

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<i>3% Down (\$24,000)</i>	Rate	Principal + Interest	Tax	Insurance	Total
30 year fixed	3.3%	\$3,399	\$500	\$53	\$3,952
15 year fixed	2.68%	\$5,238	\$500	\$53	\$5,791
5/1 ARM	2.68%	\$3,102	\$500	\$53	\$3,655

<i>10% Down (\$80,000)</i>	Rate	Principal + Interest	Tax	Insurance	Total
30 year fixed	3.3%	\$3,154	\$500	\$53	\$3,707
15 year fixed	2.68%	\$4,860	\$500	\$53	\$5,413
5/1 ARM	2.68%	\$2,878	\$500	\$53	\$3,431

<i>15% Down (\$120,000)</i>	Rate	Principal + Interest	Tax	Insurance	Total
30 year fixed	3.3%	\$2,979	\$500	\$53	\$3,532
15 year fixed	2.68%	\$4,590	\$500	\$53	\$5,143
5/1 ARM	2.68%	\$2,718	\$500	\$53	\$3,271

<i>20% Down (\$160,000)</i>	Rate	Principal + Interest	Tax	Insurance	Total
30 year fixed	3.3%	\$2,804	\$500	\$53	\$3,357
15 year fixed	2.68%	\$4,320	\$500	\$53	\$4,873
5/1 ARM	2.68%	\$2,558	\$500	\$53	\$3,111

* Insurance is being estimated based on the zip code of this property. Tax comes from the MLS data for this listing.

Zillow[®] Mortgage Marketplace